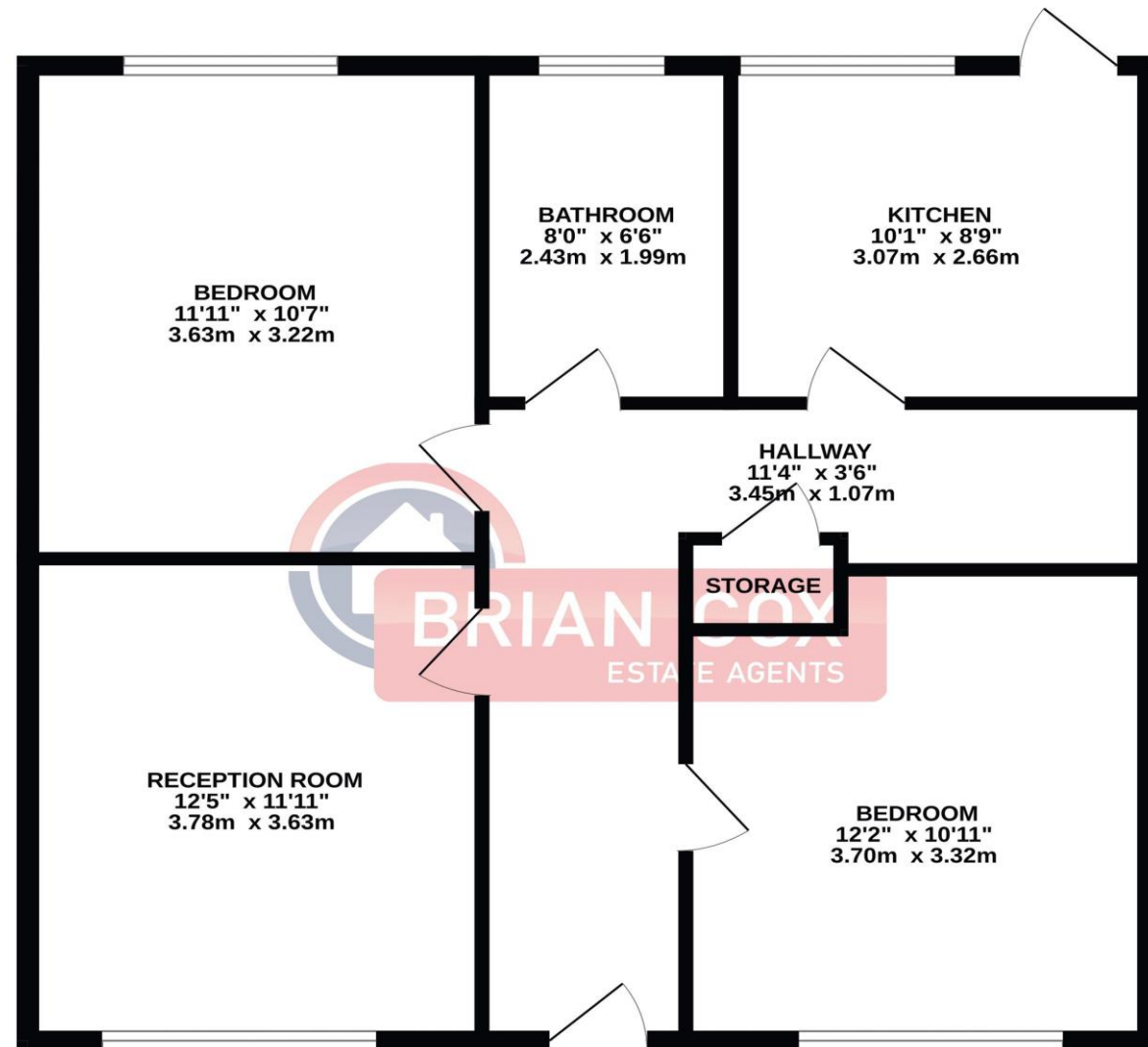


the floorplan...

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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more details from...

call: **Brian Cox Greenford: 0208 578 1004**
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0208 578 1004
brian-cox.co.uk



GROUND FLOOR - TWO BEDROOM - CHAIN FREE - OFF STREET PARKING - 900+ YEAR LEASE. Brian Cox and Company are delighted to bring to the market this larger-than-average two-bedroom ground floor maisonette which offers generous space both inside and out. Benefiting from off street parking to the front and a private rear garden, long lease and convenient location making it an ideal choice for first time buyers and investors. Internally, the property boasts a spacious layout with ample room throughout. The property comprises two double bedrooms, a bright and airy living room, a fitted kitchen, and a bathroom. Viewings are highly recommended to fully appreciate the size, condition, and prime location of this delightful home.



Offers in the Region Of
£365,000

Clifton Road, Greenford, UB6 8SW

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



in brief...

- Ground Floor Maisonette
- Off Street Parking
- Chain Free
- 900 Plus years lease
- Large Rear Garden
- Ground Rent; £9.45 per annum



the location...

nearest stations ...

- South Greenford (0.7 miles)
- Castle Bar Park (0.8 miles)
- Greenford (1.0 miles)

Greenford is a large suburb in the London Borough of Ealing in West London, UK. It was an ancient parish in the historic county of Middlesex. It is 11 miles (18 km) from Charing Cross in Central London.

There are several local schools in the area which include Our Lady of the Visitation Catholic Primary School, Stanhope Primary School, Coston Primary School and Edward Betham Church of England Primary School.